

## **PAWTUCKET BOARD OF APPEALS**

**Notice is hereby given that Zoning Board of Review of the city of Pawtucket will be in session in City Hall, Pawtucket, Rhode Island at 6:30 P.M., on Monday, February 27, 2006 in the City Council Chambers, and any continuation thereof when all persons will be heard for or against the granting of the following applications for variance or exceptions to the Zoning Ordinance of the City of Pawtucket.**

**1. Michelle Rondeau applicant and owner of property located at Fuller Street, further identified as Tax Assessor's Plat 28 Lot 55, located in a Residential Single Family (RS) Zoning District requests a dimensional variance under Section 410-44 for lot area to construct a single family dwelling, not in conformance with the regulations.**

**2. Precision Harley-Davidson, Inc. applicant and Richard Pilavin, owner of property located at 269 Armistice Blvd., further identified as Tax Assessor's Plat 25 Lot 339 & 242, located in a Commercial General (CG) Zoning district requests a use variance under Section 410-12.12.A to conduct an auto body repair shop, not in conformance with the regulations.**

**3. David Quinn, applicant, and Moran Foods, owner of property located at 459 Mineral Spring Avenue, further identified as Tax Assessor's Plat 46 Lot 733 located in a Commercial General (CG)**

**Zoning District, requests a dimensional variance under Section 410-88.C(2). to authorize a freestanding sign of 144 square feet, and an additional wall sign on the street side of the building containing 60 square feet of area, not in conformance with the regulations.**

**4. Cynthia Jack Clarke, applicant and George Thurber, owner of property located at 75 Benefit Street, further identified as Tax Assessor's Plat 5 Lot 91, located in a Residential Multifamily (RM) Zoning District, requests a use variance under Section 410-12.15.K for auto sales at a location previously authorized by the zoning board to have sales & service of commercial restaurant equipment under Section 410-67, on 11/22/77, not in conformance with the regulations.**

**5. Hugh and Elaine Glancy applicant & owner of property located at 31-33 Oakdale Avenue, further identified as Tax Assessor's Plat 48 Lot 508 located in a Residential Two Family (RT) Zoning District requests a dimensional variance under Section 410-44 for lot frontage and area to maintain a two family dwelling not in conformance with the regulations.**

**6. Joseph Davis Jr. applicant and owner of property located at 117 Oakdale Avenue, further identified as Tax Assessor's Plat 49 Lot 949 located in a Residential Two Family (RT) Zoning District requests a dimensional variance under Section 410-44 for a left side yard setback to construct an attached garage less than 8' 0" to the side property line, not in conformance with the regulations.**

**7. Amira Yaktine, applicant and Robert Ferguson, owner of property located at 500 Smithfield Avenue, further identified as Tax Assessor's Plat 49 Lot 679 located in a Residential Two Family (RT) Zoning District requests a use variance under Section 410-12.8.F. to authorize a barber shop, in a location which received a use variance under Section 410-67 from the zoning board on 3/27/01 to operate a retail store, not in conformance with the regulations.**

**8. Jared Brouillette applicant and owner of property located at 51 John Street, further identified as Tax Assessor's Plat 9 Lot 486 located in a Residential Multi Family (RM) Zoning District requests a dimensional variance under Section 410-44 for side and rear yard setbacks, a use variance under Section 410-54 to allow more than one structure on a lot, and a further variance under Section 410-67 for a use other than was previously approved by Zoning Board on 2/25/92, not in conformance with the regulations.**

**9. Isabel Silva applicant and owner of property located at 4 Pembroke Avenue, further identified as Tax Assessor's Plat 38 Lot 268 located in a Residential Single Family (RS) Zoning District requests a dimensional variance under Section 410-44 for rear yard setback, and right side yard setback for an addition to the existing single family dwelling; also a use variance under Section 410-77B(2) to allow a second driveway, not in conformance with the regulations.**

**10. Michael Lozano & J. Hogue applicants, and E-O Inc. and Louis Yip, owners of property located at 250 Main Street further identified as Tax Assessor's Plat 53 Lot 623 located in a Commercial Downtown (CD) Zoning District requests a special use permit under Section 410-12.1.M. and 410-60.F. to allow mixed residential/commercial variance under Section 410-60.F(4) and 410-76 for parking area requirements and 410-80 for off street loading, not in conformance with the regulations.**

**11. Ana J. Alvarez and Luis Alzate applicants and Ana J. Alvarez owner of property located at 73 Carpenter Street, further identified as Tax Assessor's Plat 45 Lot 61 located in a Residential Two Family Zone requests a dimensional variance under Section 410-44 for lot area and frontage to convert a single family dwelling into a two (2) family dwelling which is not in conformance with the regulations.**

**12. Steven Baker applicant and owner of property located at 290 Norfolk Avenue, Pawtucket RI, further identified as Tax Assessor's Plat 13 Lot 134 located in a Residential Two Family Zone requests a dimensional variance under Section 410-44 for height, right side yard setback, rear yard setback, and lot coverage, of an addition to a single family dwelling, not in conformance with the regulations.**

**Raymond Gannon**

**Chairperson**

**Board of Appeals**

**City Hall is accessible to people with disabilities. Individuals requesting services of an interpreter for the hearing impaired must notify the City Clerk at 728-0500 (TDD #722- 8239) 72 hours before the meeting date.**